070.0	0003	0001.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	3,134,400 / 3,134,400
					USE VALUE:	3,134,400 / 3,134,400
					ASSESSED:	3,134,400 / 3,134,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
317		MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HOLMES JOHN K
Owner 2:	HOLMES IRENA
Owner 3:	
Street 1:	317 MYSTIC STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	RYDER DAVID W/ETAL -
Owner 2:	RYDER MARY-ELIZABETH -
Street 1:	317 MYSTIC STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 57,499 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1940, having primarily Brick Veneer Exterior and 3794 Square Feet, with 1 Unit, 2 Baths, 2 3/4 Baths, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	57499.200	1,069,600	2,300	2,062,500	3,134,400
Total Card	1.320	1,069,600	2,300	2,062,500	3,134,400
Total Parcel	1.320	1,069,600	2,300	2,062,500	3,134,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 826.06 | /Parcel: 826.0

Legal Description

User Acct 44829

GIS Ref

GIS Ref

Insp Date 06/16/09

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 070.0-0003-0001.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	1,067,000	2300	57,499.199	2,062,500	3,131,800	3,131,800	Year End Roll	12/18/2019
2019	101	FV	822,800	2400	57,499.199	2,062,500	2,887,700	2,887,700	Year End Roll	1/3/2019
2018	101	FV	822,800	2400	57,499.199	1,768,500	2,593,700	2,593,700	Year End Roll	12/20/2017
2017	101	FV	822,800	2400	57,499.199	1,650,900	2,476,100	2,476,100	Year End Roll	1/3/2017
2016	101	FV	822,800	2400	57,499.199	1,415,600	2,240,800	2,240,800	Year End	1/4/2016
2015	101	FV	792,000	2500	57,499.199	1,268,600	2,063,100	2,063,100	Year End Roll	12/11/2014
2014	101	FV	792,000	2500	57,499.199	1,174,500	1,969,000	1,969,000	Year End Roll	12/16/2013
2013	101	FV	792,000	2500	57,499.199	1,120,100	1,914,600	1,914,600		12/13/2012

!6000!

PRINT

Date	Time
12/10/20	20:49:05

LAST REV

Date	Time
03/02/19	16:28:10

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6000

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RYDER DAVID W/E	34957-466		3/1/2002		1,450,000	No	No		
FAMOLARE GEORGE	25260-410		3/31/1995		575,000	No	No		Y

USER DEFINED

Prior Id # 1:	44829
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/27/2015	1635	Alterati	5,500					
9/16/2002	868	Addition	150,000					new half bath sunr
1/20/2001	112	Redo Kit	28,000	C				REM KIT AND 1/2 BA
1/7/1999	12	Redo Bat	3,000					REMODEL 2 BATHS
4/16/1996	125		3,500					20X20 WOOD DECK

ACTIVITY INFORMATION

Date	Result	By	Name
6/16/2009	Meas/Inspect	189	PATRIOT
7/17/2002	MLS	MM	Mary M
11/3/2000	Hearing Chag	163	PATRIOT
4/4/2000	Inspected	264	PATRIOT
10/12/1999	Measured	263	PATRIOT
7/30/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		43560		Sq. Ft.	Site		0	70.	0.68	4			Med. Tr	-10	View	50			2,058,210						2,058,200	
101	One Family		0.32		Acres	Excess	1.0	0	15,000.	0.90	4			Med. Tr	-10					4,320						4,300	

Total AC/HA:	1.32000	Total SF/SM:	57499	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total: 2,062,530	Spl Credit	Total: 2,062,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	2 - Slate		
Color:	RED BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	A- - Very Good (-		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:	1	Rating:	Very Good
Frpl:	2	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.03899693
Const Adj.:	1.07140183
Adj $ / SQ:	139.148
Other Features:	177730
Grade Factor:	1.61
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1121199
Depreciation:	51575
Depreciated Total:	1069624

COMMENTS

BK: 10186 PG: 416, HST UNHEATED, OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	2	HB	

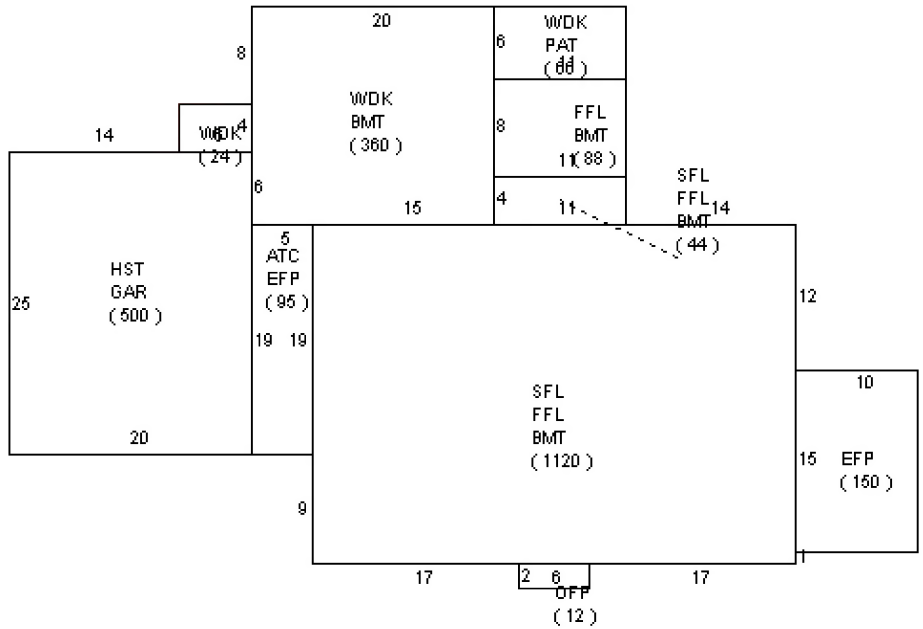
REMODELING

Exterior:	
Interior:	
Additions:	2002
Kitchen:	2001
Baths:	199
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,612	72.790	117,340
FFL	First Floor	1,252	139.150	174,213
SFL	Second Floor	1,164	139.150	161,968
GAR	Garage	500	21.430	10,714
WDK	Deck	450	8.810	3,964
HST	Half Story	250	139.150	34,787
EFP	Enclos Porch	245	41.070	10,063
PAT	Patio	66	6.430	424
	Net Sketched Area:	5,584	Total:	518,666
Size Ad	2699.25	Gross Are	5896	FinArea 3794

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	V	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	224.03
Special Features:	0	Val/Su Net:	191.55
Final Total:	1069600	Val/Su SzAd	396.26

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 070.0-0003-0001.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	38X22	G	AV	1998	3.37	T	16.8	101			2,300			2,300

More:	N	Total Yard Items:	2,300	Total Special Featues:		Total:	2,300